

Fee Waivers

Developments with a minimum of 5 percent of units affordable to extremely low-income households (minimum 30 year term) are eligible for waiver of application processing fees including park in-lieu fees (if applicable) and traffic fairshare fees.

Priority Services

Developments that provide housing for lower-income households are given priority for the provision of available and future resources, including Affordable Housing Funds, or services including water and sewer.

Special Incentives for Airport Area

Residential projects may be developed by right with a Site Development Review if the project provides 30 to 50 du/acre with at least 30% of units to lower-income households. Additional incentives include:

- No 10-acre minimum land area requirement
- No Planned Community Development Plan Development Amendment required and;
- Still eligible for Density Bonus!

Expedited Processing

Eligible projects may receive entitlement assistance and expedited development review. In addition, “fast-track” processing of grading, building and other development permits may be provided.

Staff Services

- Staff is available to meet every step of the way to analyze potential sites, go over project specifics and guide you through the development process.
- Preliminary project review is available through the City’s Development Review Committee (DRC). DRC review allows for preliminary review and comment of potential development projects with a member of every City Department involved in the development process. This service is provided free of charge.

Staff Contact

For additional information, please contact

Melinda Whelan
949-644-3221
mwhelan@newportbeachca.gov

Incentives & Opportunities For Affordable Housing Projects



City of Newport Beach

The City is committed to providing housing opportunity sites and assisting with the development of all housing unit types. The City's Housing Element identifies the City's needs and several sites to create housing through infill development and reuse of existing land uses. It also includes programs to promote the development of affordable housing as follows:

- Assisting developers with the removal of development constraints;
- Continuing to implement the City's Inclusionary Housing Program that requires an average of fifteen percent of new residential units to be affordable to very low-, low-, and moderate-income households;
- Researching sites and developments that could include affordable housing, such as infill, mixed-use and redevelopment opportunities;
- Offering incentives to developers of affordable housing, including density bonuses, fee waivers, expedited permit processing, and the use of in-lieu fee fund; and
- Continuing to support housing and special needs services providers through the use of CDBG and General Funds.

This Brochure highlights the incentives and opportunities that are provided by the City of Newport Beach.

Inventory of Potential Development Sites

The Sites Analysis and Inventory is organized by the key opportunity areas identified within the Housing Element. For each of these opportunity areas, the sites inventory table provides a listing of individual sites. The analysis demonstrates the sites are currently available and unconstrained so as to provide realistic development opportunities. To demonstrate the realistic development viability of the sites, the analysis discusses: (1) current General Plan land use designations and whether appropriate zoning is in place; (2) applicable development limits/densities and their impact on projected development capacity and affordability; (3) past development trends; (4) existing constraints including any known environmental issues; (5) the availability of existing and planned public service capacity levels. This inventory is found in Appendix H4 of the Housing Element and is now available as a user-friendly version on the City website. The document provides quick access to parcel specific information.

Rezoning Opportunities

The City may consider rezoning of developed or vacant property from nonresidential to residential uses. Please do not hesitate to inquire about these properties.

Density Bonuses & Incentives

Pursuant to Municipal Code Section 20.32 and State law, the City shall grant density bonuses and incentives for the development of housing that is affordable to very low-, low-, and moderate income households and senior citizens. Density increases may range between 5% and 35% above the maximum permitted density, depending on the type and number of affordable units provided. Incentives may include:

- A reduction in the site development standards (e.g., setbacks, lot coverage height, parking requirements, etc) or architectural design requirements that result in identifiable, financially sufficient, and actual cost reductions.
- Mixed-use zoning if the nonresidential land uses will reduce the cost of the housing development, and the nonresidential land uses are compatible with the housing project and surrounding uses in the area.
- Direct financial contribution